

RULES AND REGULATIONS OF SEASIDE DUNES
REVISED 6/4/24

1. **Residential Use** Residential properties within SEASIDE DUNES shall be used for residential living units and for no other purpose in accordance with the Plat of SEASIDE DUNES and the SEASIDE DUNES DECLARATION OF RESTRICTIONS. No business or commercial building may be erected on any LOT and no business may be conducted on any part thereof. No building or other improvement shall be erected upon any LOT without prior Board approval.
2. **Garages/Carports** All carports must be kept in a neat, clean and sightly condition as determined by the Board. Except when a garage is in actual use, garage doors must be kept closed. No automotive garage or carport shall be permanently closed or converted for other use.
3. **Signs** No signs of any nature whatsoever shall be erected or displayed on any SEASIDE DUNES property, except where prior written approval of the size, shape, content and location thereof has been obtained from the Board. Owners or their designated representatives shall not display or place any signs of any character on SEASIDE DUNES property, including “For Rent” or “For Sale”, without prior Board approval and not to exceed three (3) square feet.
4. **Landscaping** A detailed landscaping plan must be submitted to, and approved by, the Board prior to commencement of any landscaping changes desired by an individual unit owner. All landscaping should be in accordance with the approved plan with prompt replacement of unsightly or dead vegetation. No fences, hedges, trees, rock gardens or other forms of

landscaping shall be removed from the property without written approval of the Board. The composition, location and height of any fence or wall to be constructed shall be subject to approval of the Board. The Board shall require the composition of any fence or all to be consistent with the material used in the surrounding homes and other fences. This provision shall be applicable only to the extent the Board shall allow an owner to do his/her own landscaping.

5. **Maintenance of Shrubbery and Landscape.** In order to ensure the beauty of this residential community, all landscaping shall be kept in a neat, green and trim condition. All driveways and other paved or pebbled areas shall be kept in a neat and orderly condition.
6. **Maintenance of Exterior of Improvements.** The exterior of any improvement constructed, placed or allowed to remain on any portion of the property will be kept in a well-maintained condition so as not to be detrimental to property values. The Board shall have the right of final approval of all exterior color schemes and any changes of colors.
7. **No Trailers or Temporary Buildings.** No tents, trailers, vans, shacks, temporary or accessory buildings or structures shall be erected or permitted to remain on SEASIDE DUNES property.
8. **Utility Connections.** Building connections for all utilities, including, but not limited to, water, electricity, telephone and television shall be run underground from the proper connecting points to the building structure in such manner to be acceptable to the governing utility authority and the Board.
9. **Garbage and Trash containers.** All trash, garbage and other waste shall be kept in sanitary containers. No loose trash bags shall be placed at the curb. Garbage cans and recycling bins shall be kept in the garages or in the outside storage closet, out of the sight of other owners, as soon as possible after

pick-up. Garbage cans and recycling bins shall not be put out on curb until after 5PM the night before pick-up. All Cardboard recycling shall be broken down properly for pick-up. Construction debris shall be removed from the property by the contractor at the end of each day. Hazardous materials, batteries, oil-based paint, light bulbs and chemicals shall be taken to a Palm Beach County Transfer Station.

10. **Boats, Kayaks, Canoes, Wind Surfers and Surf Boards.** Storage of the above items on the beach area of SEASIDE DUNES shall be subject to regulation by the Board. The dunes shall not be altered without approval of the Board.
11. **Boats and Motor Vehicles.** No boats, recreational vehicles or other motor vehicles, except operative four-wheel passenger automobiles, shall be placed, parked or stored upon any LOT, nor shall any maintenance or repair be performed upon any boat or motor vehicle upon any LOT, except within a garage where totally isolated from public view. Any parking of passenger automobiles shall be in the garage or carport, NOT along the driveway.
12. **Antenna.** No aerial, antenna, or disc shall be placed or erected upon any unit or affixed in any manner to the exterior of any building in SEASIDE DUNES without the written consent of the Board.
13. **Clothes Drying Area.** No portion of any LOT shall be used as a drying area for laundry of any kind, except upon being adequately screened from public view.
14. **Games and Play structures.** A basketball backboard and any other fixed game or play structure, platform, dog house, playhouse, gazebo, pergola or structure of a similar kind or nature, whether permanent or temporary,

shall not be permitted on any part of a LOT without prior written approval of the Board.

15. **Mailboxes** No mailbox, newspaper box or other receptable for use in the delivery of mail, newspapers or magazines shall be erected by any unit owner.
16. **Nuisances** Nothing shall be done or permitted to be done or maintained by any unit owner which may be or may become an annoyance or nuisance to another resident or interfere with management.
17. **Animals** No animals of any kind whatsoever shall be raised, bred, or kept by any unit owner, except one (1) dog or cat, not to exceed 25 lbs. at full maturity, provided they are not kept, bred or maintained for any commercial purposes. Unit owners shall take reasonable action to prevent their pet from being an annoyance or nuisance to other residents. All dogs must be leashed when on SEASIDE DUNES property, other than the dog owner's LOT, with a leash of not more than six (6)ft. All animal feces shall be promptly removed by the animal owner from all exterior areas and common areas. **This applies to the walkway to the beach and the beach, proper.** If there shall be three (3) or more instances in any twelve (12) month period where animal feces are not promptly removed by the animal's
18. **Trades** No manufacturing, trade, business, commerce, industry, profession or other occupation shall be conducted by any unit owner.
19. **Board Approval** In any matter requiring Board approval, the Board approval or disapproval (as required) shall be delivered in writing to the owner submitting same. In the event the Board fails to approve or disapprove plans and specifications within thirty (30) days of submission thereto, or in any event, if no suit to enjoin the construction has been commenced one (1) year after the completion thereof, approval will not be

required and the related criteria shall be deemed to have been fully complied with.

20. **Guests** In the interest of community security and privacy, notice shall be given to the Management Company or a member of the Board of Directors when non-residents (guests) will be using your unit in your absence, indicating names, length of stay, vehicle and pet information. The “Guest Registration Form” is available on the SEASIDE DUNES website. Guests shall be informed of, and comply with, the SEASIDE DUNES Rules & Regulations. Guests shall not invite more than (4) additional guests to the beach when the owner is not in residence. When not residing in a unit as a guest, NO additional guests shall be invited to use the beach.
21. **Parties** When an owner is in residence and inviting a large number of guests to a party, owner shall inform each member of the Board of Directors by email, as to the time and date of the event. Due to limited parking hosts shall encourage invitees to carpool or Uber. In order to prevent possible congestion in the SEASIDE DUNES driveway, host shall ask guests to be dropped off and picked up outside the front gate. For safety reasons, young children shall be escorted to and from the front gate by the host or their adult representative.
22. **Guest Parking** Guest vehicles must park in the (2) spaces designated for guests located between Units H & I, on a first come first serve basis. If no spaces are available, guests may park temporarily in front of, and perpendicular to, the garage door and carport of the unit being visited, but not during the hours of midnight and 6:00AM, and only until a guest spot becomes available. No guests shall park in a manner that interferes with the ingress to, or egress from, the garage or carport of any other unit owner. This policy also pertains to commercial vehicles making deliveries or being used in connection with providing services to a unit. Any vehicle parked in violation of these restrictions may be towed in compliance with Florida

Statute 715.07 and with the approval of any (2) members of the Board of Directors at the sole expense of the owner. (Refer to the Amendment of Article 18 of the Declaration of Restrictions dated October 31, 2013 for additional information regarding extended guest parking for out-of-town guests). Owners and tenants shall not park in the designated guest spots. Violation of this policy is subject to the same towing policy as in #26(A)

23. **Parking of Work Vehicles for Vendors** Vendors include, but are not limited to, renovation contractors, plumbers, electricians, furniture deliveries, landscapers, etc. Work vehicles may park in an owner's/tenant's designated parking spaces. If such spaces are not available, work vehicles may park either in front of, and perpendicular to, the garage door and carport of the unit being visited OR in the circular driveway on the A1A side of the front gate, allowing access to the driveway for other vehicles. Vendors shall NOT park along the driveway except to make a quick drop off of materials. All work vehicles must be removed from SEASIDE DUNES property no later than 5PM workdays.

24. **Hours of Construction/Renovation** Hours of construction/renovation are limited to 8 AM to 5 PM, Monday thru Friday ONLY. Construction and/or Renovation is not allowed on statutory holidays. As a courtesy to other residents, major renovations should be scheduled during off season, if possible.

25. **Food Deliveries/Ubbers and Lyfts** Gate code is NOT to be given out to food delivery services or Uber/Lyft drivers. Food deliveries shall be picked up at the gate. Uber/Lyft passengers shall be dropped off outside the gate.

26. **Beach** Beach chairs are the private property of SEASIDE DUNES for use by residents and their guests. Chairs are to be returned to the dune line after each use. Chairs shall not be placed in the ocean.

For the protection of all residents, when entering or exiting the beach, owners and tenants shall **close the gate behind them.**

27. **Violations and Fines** Compliance with all policies and procedures is expected and required. The unit owner is responsible for noncompliance on the part of any non-owner resident or guest.

1. First violation, the unit owner will receive a courtesy letter indicating the nature of the violation.
2. Failure to respond to the first notice will result in a second violation letter and will incur a
3. \$50 daily fine.
4. Failure to respond to the second notice will result in a third violation letter and will incur a
5. \$100.00 daily fine.
6. If the violation continues after the three notices, a fine for an amount up to the current legal maximum in effect for fines will be imposed. After that, any unpaid fines will be sent to collection.
7. Upon the sale of a unit, any unpaid fines and the collection fees will be added to closing costs as indebtedness to the Seaside Dunes Association.

Hurricane Preparedness For the protection of SEASIDE DUNES owners and residents, ALL items with the potential to become flying projectiles during a hurricane must be removed from patios and balconies including, but not limited to chairs, tables, grills, planters, hoses and decorations.

DURING HURRICANE SEASON FROM JUNE 1ST UNTIL

**NOVEMBER 30TH ANYONE PLANNING TO BE AWAY MUST
CLEAR THEIR PATIO AND BALCONY AREAS.**

**IF A UNIT IS RENTED THE OWNERS SHALL INFORM THEIR
TENANTS OF THIS RULE.**

**THE FRONT GATE SHALL BE LEFT IN THE OPEN POSITION IN
THE EVENT OF A SEVERE STORM OR HURRICANE WARNING.**

29. Tenant's/Guests Rules Compliance.

**ALL HOMEOWNERS ARE RESPONSIBLE FOR THE ACTIONS
AND ACTIVITIES OF THEIR RENTERS AND GUESTS.**

**OWNERS SHALL ENFORCE THEIR OWN RENTAL AGREEMENTS
AND ENSURE THE RULES & REGULATIONS OF SEASIDE
DUNES ARE FULLY UNDERSTOOD AND COMPLIED WITH BY**